Davidson County DEEDWARR
Recvd: 10/26/07 11:11 2 pgs
Fees:13.00 Taxes:390.35
20071026-0126725

This instrument prepared by:
And return to:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of October, 2007, by and between Yonsin Anderson, unmarried, party of the first part, and Marcus A Davis and Lyn-Niah D Davis, married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit Number 18 Hickory Valley Condominiums, Phase 2, a horizontal property regime established by Master Deed of record in Book 4659, Page 32, clarification of Master Deed of record in Book 4937, Page 429, (previously being erroneously recorded as Book 4837, Page 429) the Plat of which is of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Yonsin Anderson, by virtue of that certain Cash Deed dated June 6, 2007, at Instrument No. 20070608-0068782 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4842, Page 979; Book 5606, Page 663 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yonsin Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yonsin Anderson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of October, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09




| | |
|---|---|
| Property Owner & Address: | Marcus A Davis and Lyn-Niah D Davis<br>5510 Country Drive, #18, Nashville, TN 37211 |
| Tax Parcel No | 162090A01800CO |
| Property Address: | 5510 Country Drive<br>#18<br>Nashville, TN 37211 |
| MAIL TAX BILLS TO: | Central Loan Admin. & Reporting<br>PO Box 986<br>**Newark, NJ 07184-0986** |
| Firm File #: | 20070906 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lyn-Niah Davis
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of October, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

